

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4647

**AN ORDINANCE REZONING PATTERSON PLACE
FROM R-8 (RESIDENTIAL 8 DU/AC) TO
MXG-3 (MIXED USE GENERAL) AND MXS-3 (MIXED USE SHOPFRONT)**

LOCATED AT 2562/2566/2570 PATTERSON ROAD

Recitals:

The properties have been used historically as agricultural land and more recently as single family homes. The properties were annexed into the City in 1979 (zoned R-1-C), 1980 (zoned R-1-C) and 1986 (zoned RSF-4). The properties have since been rezoned through several changes to zone district designations with updates to the Zoning and Development Code. All are currently zoned R-8.

In 2009, the City of Grand Junction City Council adopted the Comprehensive Plan followed in 2010 by an updated Zoning and Development Code. The new Plan and Code created the Mixed Use Opportunity Corridor and Form Based zone districts that could be requested within the Opportunity Corridor in addition to the other zone districts that would implement the Future Land Use Map designation.

The properties involved in this request are designated Residential Medium High; however, they also have the Opportunity Corridor overlay allowing the request for a Form Based district which allow for both residential and commercial uses.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Patterson Place property from R-8 (Residential 8 du/ac) to the MXG-3 (Mixed Use General) and MXS-3 (Mixed Use Shopfront) zone districts for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium High and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the MXG-3 (Mixed Use General) and MXS-3 (Mixed Use Shopfront) zone districts to be established.

The Planning Commission and City Council find that the MXG-3 (Mixed Use General) and MXS-3 (Mixed Use Shopfront) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned MXG-3 (Mixed Use General) and MXS-3 (Mixed Use Shopfront).

MXG-3:

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the South Quarter (S¼) corner of said SW¼ SE¼ of Section 3, whence the Southeast corner of said SW¼ SE¼ of Section 3 bears South 89°54'56" East, a distance of 1319.14 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°54'56" East, a distance of 527.54 feet, along the South line of said SW¼ SE¼ of Section 3; thence North 00°04'49" East, a distance of 30.00 feet; thence North 00°02'56" East, a distance of 267.64 feet to the POINT OF BEGINNING; thence North 00°02'56" East, a distance of 98.28 feet; thence South 89°57'24" East, a distance of 132.00 feet; thence South 89°57'10" East, a distance of 261.40 feet; thence North 80°29'34" East, a distance of 14.63 feet; thence South 00°08'56" East, a distance of 100.69 feet; thence North 89°57'24" West, a distance of 408.17 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.921 Acres, as described.

and also

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the South Quarter (S¼) corner of said SW¼ SE¼ of Section 3, whence the Southeast corner of said SW¼ SE¼ of Section 3 bears South 89°54'56" East, a distance of 1319.14 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°54'56" East, a distance of 527.54 feet, along the South line of said SW¼ SE¼ of Section 3; thence North 00°04'49" East, a distance of 30.00 feet; thence North 00°02'56" East, a distance of 299.92 feet to the POINT OF BEGINNING; thence North 89°57'04" West, a distance of 66.00 feet; thence North 00°02'56" East, a distance of 66.00 feet; thence South 89°57'24" East, a distance of 66.00 feet; thence South 00°02'56" West, a distance of 66.01 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.100 Acres, as described.

MXS-3:

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 3, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the South Quarter (S $\frac{1}{4}$) corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, whence the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 bears South 89°54'56" East, a distance of 1319.14 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°54'56" East, a distance of 527.54 feet, along the South line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; thence North 00°04'49" East, a distance of 30.00 feet to the POINT OF BEGINNING;


thence North 00°02'56" East, a distance of 267.64 feet; thence South 89°57'24" East, a distance of 408.17 feet; thence South 00°08'56" East, a distance of 267.94 feet; thence North 89°54'56" West, a distance of 409.10 feet to the POINT OF BEGINNING.

Said parcel having an area of 2.512 Acres, as described.

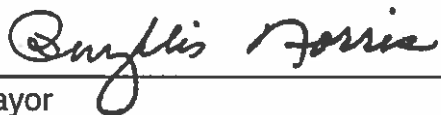
Introduced on first reading this 3rd day of December, 2014 and ordered published in pamphlet form.

Adopted on second reading this 17th day of December, 2014 and ordered published in pamphlet form.

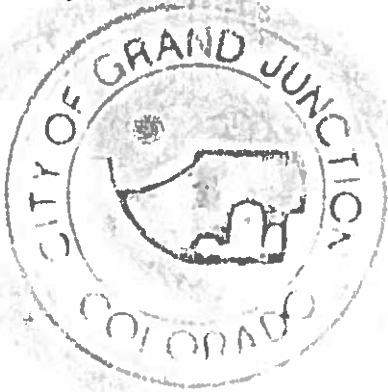
ATTEST:



City Clerk




Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4647 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of December, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of December, 2014, at which Ordinance No. 4647 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of December, 2014.



Stephanie Tuin, MMC
City Clerk

Published: December 5, 2014
Published: December 19, 2014
Effective: January 18, 2015

